

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
N/S Windsor Mill Road, 10' E of *
the c/l of Mayfield Avenue * DEPUTY ZONING COMMISSIONER
(7716 Windsor Mill Road) *
2nd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District *
George L. Sandoval, et ux * Case No. 99-99-X
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Exception filed by the owners of the subject property, George L. and Nancy E. Sandoval, through their attorney, Newton A. Williams, Esquire. The Petitioners request a special exception for a private kennel on the subject property. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Nancy E. Sandoval, property owner, and Newton A. Williams, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a triangularly shaped parcel consisting of a gross area of 10.932 acres, more or less, split zoned D.R. 5.5 and R.C.5. The property is located on the north side of Windsor Mill Road near that road's intersection with Mayfield Avenue in Woodlawn, and is improved with a one and one-half story dwelling and macadam paved driveway towards the front portion of the site. Towards the rear/center portion of the property are 11 kennels, 5 of which are portable as shown on the site plan. It is these kennels that are the subject of the special exception request. Apparently, during a routine inspection in the area, the Petitioners were cited with a zoning violation

ORDER RECEIVED FOR FILING
Date 10/22/98
By [Signature]

notice by a Code Enforcement Inspector with the Department of Permits and Development Management (DPDM), and were advised to file the instant Petition for Special Exception to legitimize the kennel operation.

Mrs. Sandoval testified that she and her husband have resided on the property since 1985 and that she raises dogs as a hobby. Mrs. Sandoval is regularly employed at the Social Security Administration; however, has decided to breed Petit Basset Griffon Bendeens as a professional breeder. In addition to the Bendeens, Mrs. Sandoval raises Great Pyrenees. At the present time, Mrs. Sandoval has ten dogs on her property, all of which belong to her. Five of the dogs are either spayed or neutered, and the remaining five are used for breeding purposes. Mrs. Sandoval indicated that she is not an active breeder in that she may only breed the dogs once or twice during the course of a two year period. Mrs. Sandoval testified that she does not intend to open a public kennel wherein she would offer boarding services for other people's dogs. She merely wants to legitimize existing conditions on her property and pursue her hobby as a professional breeder. In support of her request, Mrs. Sandoval testified that the kennel area is not visible to surrounding properties and that to her knowledge, her neighbors are not even aware that she raises dogs on her property. Moreover, given the size of the property, the Petitioner meets all of the setback requirements and thus, does not need any variances.

It is to be noted that the Development Plans Review Division of the Department of Permits and Development Management (DPDM) submitted Zoning Plans Advisory Committee (ZAC) comments, dated September 23, 1998, in which they indicated that, pursuant to Department of Public Works' Standard Road Detail Plat R-32A, a Rural Commercial Entrance must be constructed at the entrance to this property. Inasmuch as the subject kennel

RECEIVED FOR FILING
8/26/98
11/27/98

will be a private facility and not open to the public, I find that it is not necessary for the Petitioners to install a Rural Commercial Entrance at the entrance to their property. The entrance that exists at this time is more than sufficient to accommodate the private kennel proposed.

It is clear that the B.C.Z.R. permits the use proposed in a D.R. 5.5 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below. It was clear from the testimony that


the Petitioner's hobby as a dog breeder has not resulted in any detriment to the surrounding locale, given the remote location of the kennels themselves, as well as the large size of the property itself. In further discussing the matter with Mrs. Sandoval, she agreed to limit the number of dogs on her property at any one time to no more than 15 adult dogs, and to limit the kennel to a private operation for her dogs, only. Therefore, as a condition of approval of the special exception request, I shall impose a restriction at the end of this Order to insure that the Petitioner's kennel remains a private operation.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of October, 1998 that the Petition for Special Exception for a private kennel on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The special exception granted herein is limited to a private kennel for the Petitioner's dogs, only, and there shall be no more than 15 adult dogs housed on the property at any one time.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

October 27, 1998

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams
502 Washington Avenue, Suite 700
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
N/S Windsor Mill Road, 10' E of the c/l of Mayfield Avenue
(7716 Windsor Mill Road)
2nd Election District - 2nd Councilmanic District
George L. Sandoval, et ux - Petitioners
Case No. 99-99-X

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. George L. Sandoval
7716 Windsor Mill Road, Woodlawn, Md. 21044-2032

Code Enforcement Division, DPDM
People's Counsel; Case Files



Petition for Special Exception

to the Zoning Commissioner of Baltimore County
for the property located at 7716 Windsor Mill Road

which is presently zoned RC 5 & D.R. 5.5

This Petition shall be filed with the Department of Permits & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a Private Kennel.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/We are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zip Code

Attorney for Petitioner:

Newton A. Williams
Nolan, Plumhoff & Williams, Chtd
(Type or Print Name)

Legal Owner(s)

George L. Sandoval

(Type or Print Name)

Signature

Nancy E. Sandoval
(Type or Print Name)

Signature

7716 Windsor Mill Road

410 965 8630

Address

Phone No.

Woodlawn
City

Md.
State

21044-2032
Zip Code

Name, Address and phone number of representative to be contacted.

Newton A. Williams
Nolan, Plumhoff & Williams, Chtd.
Name

700 Nottingham Centre
502 Washington Avenue
Towson, MD 21204

410-823-7800

Address

Phone No.

Office Use Only

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

dates _____ Next Two Months

the following

OTHER

REVIEWED BY: *[Signature]*

DATE 9-4-98

ALL

ORDER RECALLED FOR FILING

Date

By

Zoning Administration and
Development Management

99-99-X

M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD

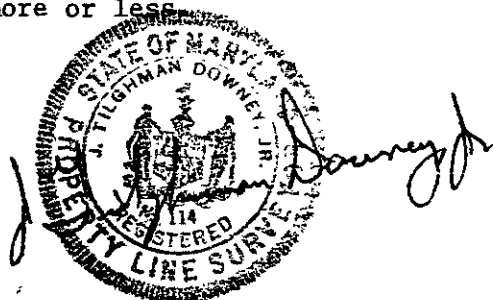
ROOM 101, SHELL BUILDING

TOWSON, MARYLAND 21286

#99

ZONING DESCRIPTION FOR #7716 WINDSOR MILL ROAD

BEGINNING at a point on the north side of Windsor Mill Road which is 30' wide at the distance of 10' east of the centerline of Mayfield Avenue. As recorded in Deed Liber 7004, folio 718; running thence S 49° 10' E, 868.4'; thence N 40° 50' E, 1037.93'; thence S 82° 23' W, 1325.81'; thence S 27° 20' W, 47' to the place of beginning, containing 10.932 acres of land, more or less.



J. Tilghman Downey, Jr.

99-99-X

BALTIMORE COUNTY, MD AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Item No. 99

054702

DATE 9-4-98 ACCOUNT R-001-6150

AMOUNT \$ 200.00

RECEIVED FROM: Nancy L. Sandoval

FOR: Special Exception
#7716 Windsor Mill Rd

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

9/04/1998 9/04/1998 09:26:10

REG 0002 CASHIER JRIC JNR DRAWER 2

5 MISCELLANEOUS CASH RECEIPT

Receipt # 061574

CS NO. 054702

300.00 CASH

Baltimore County, Maryland

99-99-X

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/24/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/24/, 1998

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-X
7716 Windsor Mill Road
N/S Windsor Mill Road, 10' E
of centerline Mayfield Avenue
2nd Election District
2nd Councilmanic District
Legal Owner(s):

George L. Sandoval
& Nancy E. Sandoval
Special Exception: for a private kennel.

Hearing: Tuesday, October 13, 1998 at 2:00 p.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

9/30 Sept. 24 c261142

CERTIFICATE OF POSTING

RE: Case No. 99-99-X

Petitioner/Developer: GEORGE SANDOVAL, ETAL
C/O NEWTON WILLIAMS, ESQ

Date of Hearing/Closing: 10/13/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

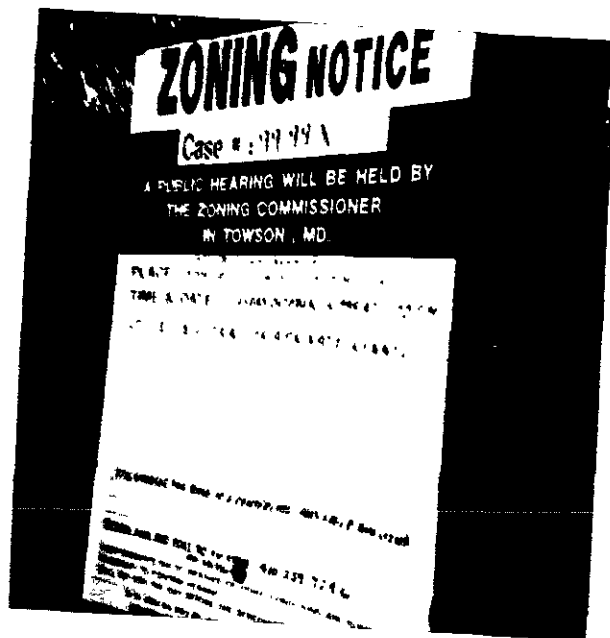
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at # 7716 WINDSOR MILL RD.

The sign(s) were posted on

9/25/98

(Month, Day, Year)



Sincerely,

Patrick M O'Keefe 9/30/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)

#99-99X
7716 WINDSOR MILL RD
P-9/25/98
H-10/13/98

CERTIFICATE OF POSTING

RE: Case # 99-99-X
Petitioner/Developer:
(George L. Sandoval)
Date of Hearing/Closing:
(Oct. 13, 1998)

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____
7716 Windsor Mill Road Baltimore, Maryland 21224 _____**

**The sign(s) were posted on _____ Sept. 28, 1998 _____
(Month, Day, Year)**

Sincerely,

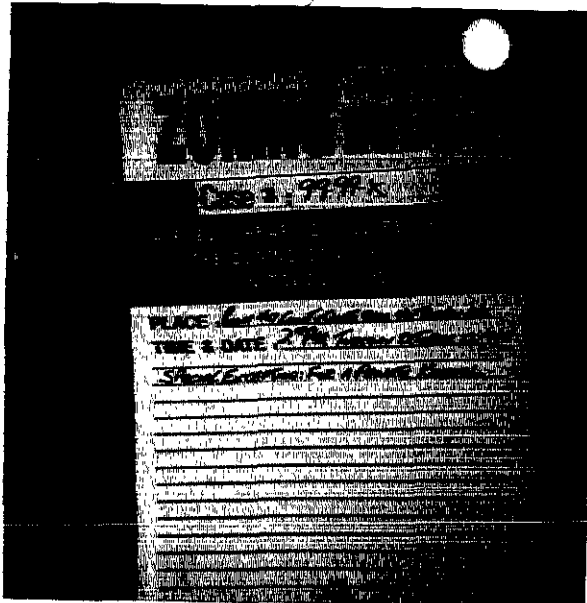

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr. _____

325 Nicholson Road _____

Baltimore, Maryland 21221 _____

**(410)-687-8405 _____
(Telephone Number)**





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 99

Petitioner: George and Nancy Sandoval

Location: #7716 Windsor Mill Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: George and Nancy Sandoval

ADDRESS: 7716 Windsor Mill Rd.

Baltimore, MD 21044

PHONE NUMBER: (410) 965-8630

AJ:ggs

(Revised 09/24/96)

99-99-X

A SPECIAL EXCEPTION TO ALLOW A
KENNEL IN A RESIDENTIAL (PA 5.5) ZONE.

X-PP.PP

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-99-X

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A special Exception to allow a Kennel
in a Residential (DR-5.5) zone.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
September 24, 1998 Issue - Jeffersonian

Please forward billing to:

George and Nancy Sandoval 410-965-8630
7716 Windsor Mill Road
Baltimore, MD 21044

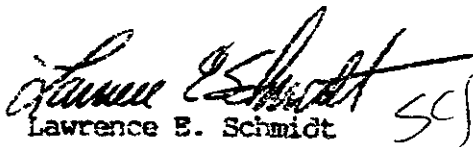
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-99-X
7716 Windsor Mill Road
N/S Windsor Mill Road, 10' E of centerline Mayfield Avenue
2nd Election District - 2nd Councilmanic District
Legal Owner: George L. Sandoval & Nancy E. Sandoval

Special Exception for a private kennel.

HEARING: Monday, October 13, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 15, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-99-X
7716 Windsor Mill Road
N/S Windsor Mill Road, 10' E of centerline Mayfield Avenue
2nd Election District - 2nd Councilmanic District
Legal Owner: George L. Sandoval & Nancy E. Sandoval

Special Exception for a private kennel.

HEARING: ~~Monday~~ ^{TUESDAY}, October 13, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Newton A. Williams, Esquire
George & Nancy Sandoval

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 28, 1998.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 8, 1998

Newton A. Williams, Esq.
Nolan, Plumhoff & Williams, Chtd.
700 Nottingham Centre
502 Washington Avenue
Towson, MD 21204

RE: Item No.: 99
Case No.: 99-99-X
Location: 7716 Windsor Mill Rd.

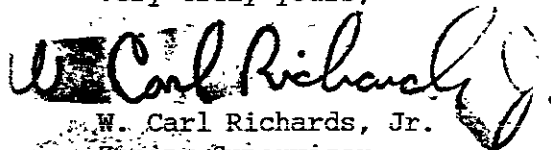
Dear Mr. Williams:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on September 4, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



INTEROFFICE CORRESPONDENCE

Date: September 23, 1998

SUBJECT: Zoning Advisory Committee Meeting
for September 21, 1998
Item No. 099

Entrance shall be reconstructed per the Department of Public Works' Standard Road Detail Plat R-32A, Rural Commercial Entrance.

cc: File

ZONE0921.099



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
David L. Winstead
Secretary
Parker F. Williams
Administrator

Date: 9.11.94

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 099

JJS

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: September 11, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

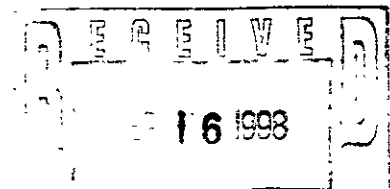
The Planning Office has no comments on the following petition (s):

Item No. 95, 96, 97, 99 and 100

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief: Jeffrey W. Long

AFK/JL





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

September 15, 1998

TO: Arnold Jablon, Director
Permits and Development Management
MAIL STOP-1105

FROM: LT. ROBERT P. SAUERWALD
FIRE MARSHAL OFFICE
MAIL STOP - 1102F, PHONE 887-4881

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 14, 1998.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 091, 092, 093,
094, 095, 096, 097, 099 AND 100.



BALTIMORE COUNTY MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

DATE: 9/17/98

SUBJECT: Zoning Advisory Committee
Meeting Date: 9/14/98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 92
93
95
98
(99)
100

RBS:sp

BRUCE2/DEPRM/TXTSBP

RE: PETITION FOR SPECIAL EXCEPTION
7716 Windsor Mill Road, N/S Windsor Mill Rd, 10'
E of c/l Mayfield Ave, 2nd Election District,
2nd Councilmanic

Legal Owners: George L. and Nancy E. Sandoval

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-99-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of October, 1998, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esq., Nolan, Plumbhoff & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

Re:

Item #99

Mon. 9-14-98
3:45

"Sandord" Windsor Rd.
SP. Ex. for a Kennel

JH 9/16
Newton Called
Hell bring in
new forms!

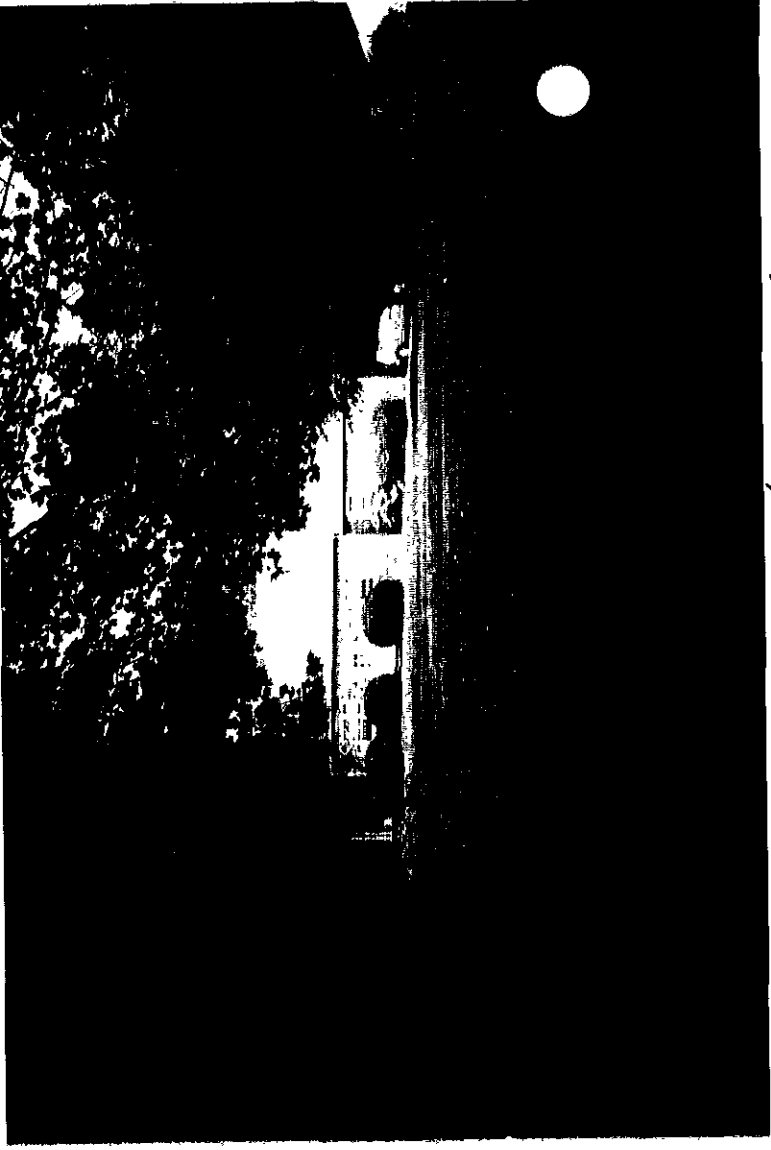
I left msg. on Newton's VOICE
mail advising of Soph/WKR's
Note - NOT our Petition form

cannot use it ^{as} ~~like~~ ^{oval} or
reads ZADM & NOT PDM!
cc: TO VCR/SJ.

JH



A. Driveway leading north from
Windsor Mill
Rd.



B. Sandoval House and front yard.

The Sandoval Property

No. 99-99-X

7716 Windsor

Mill Rd.

N/S of Windsor Mill Rd.

at NE/Corner

of
Mayfield Rd.

7716

2



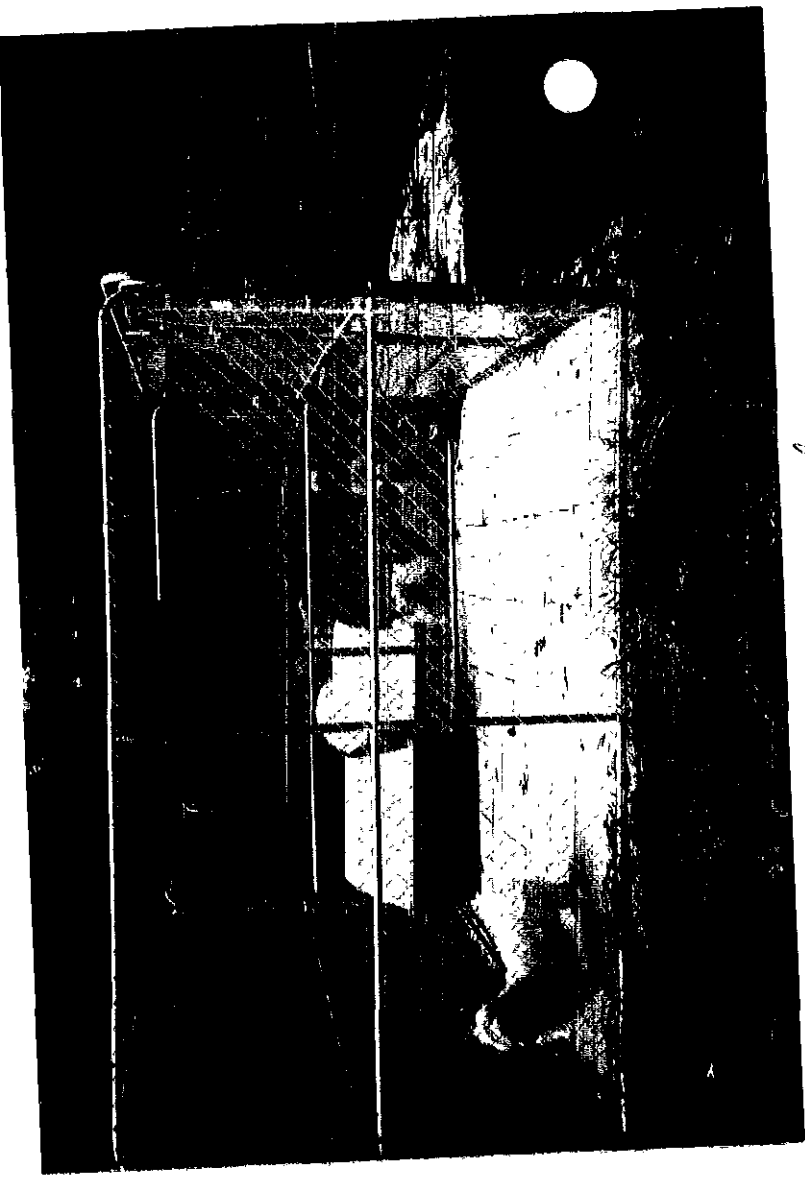
O. Rear of house



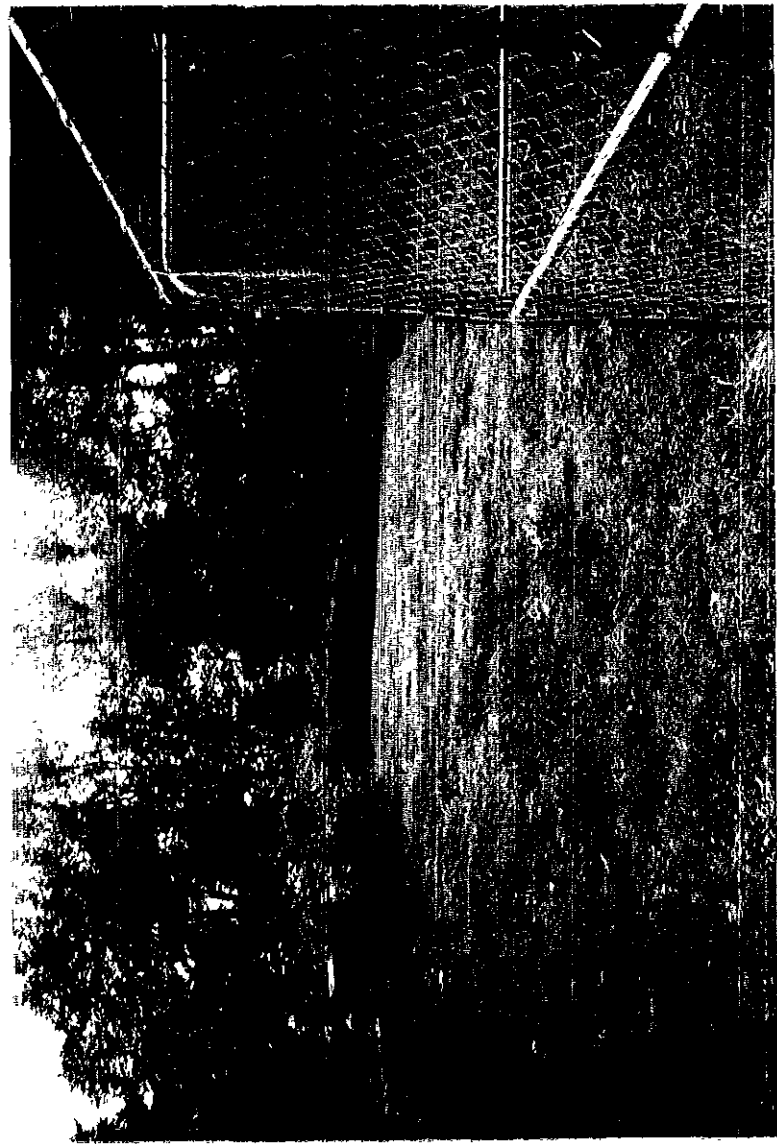
D. Permanent kennels in rear of house - to
NE.



E. Temporary / Movable Kennels
with Permanent
Kennels in
Background.



F. Portable Kennels.



21. Enclosed split sail area
with moveable kennels within



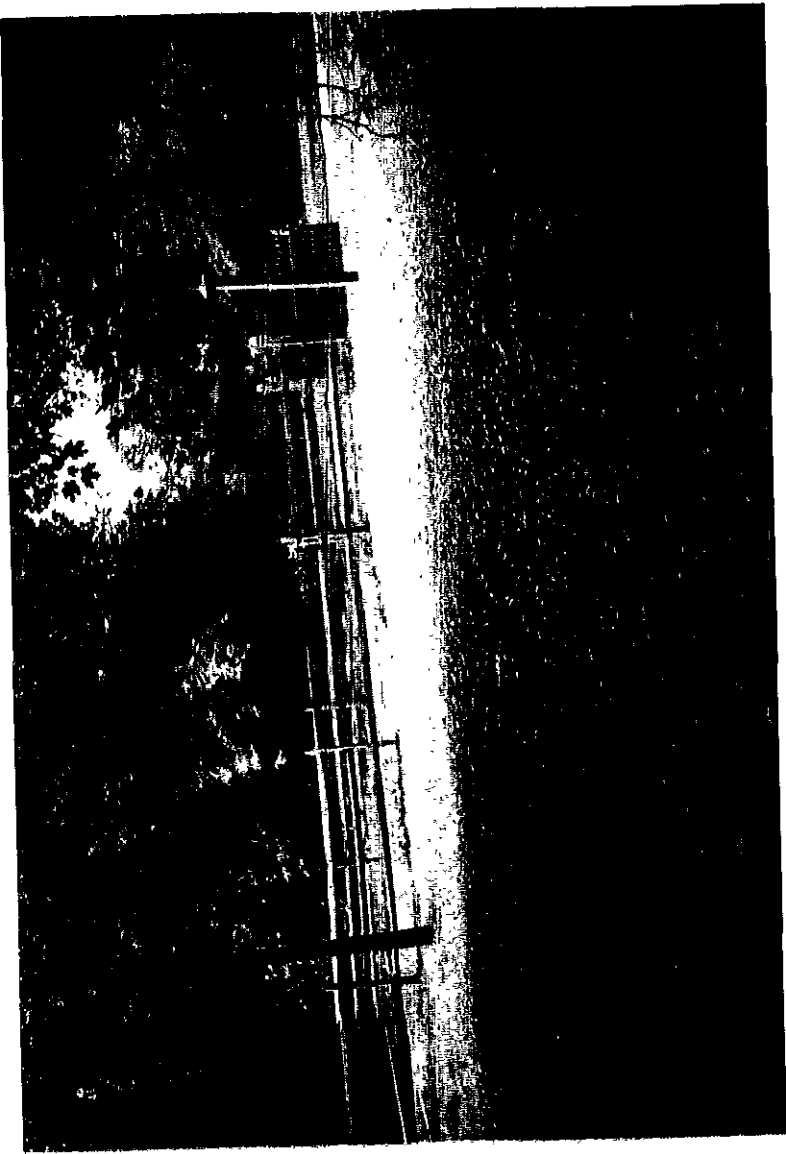
24. Rear yard area looking toward
Kennel area



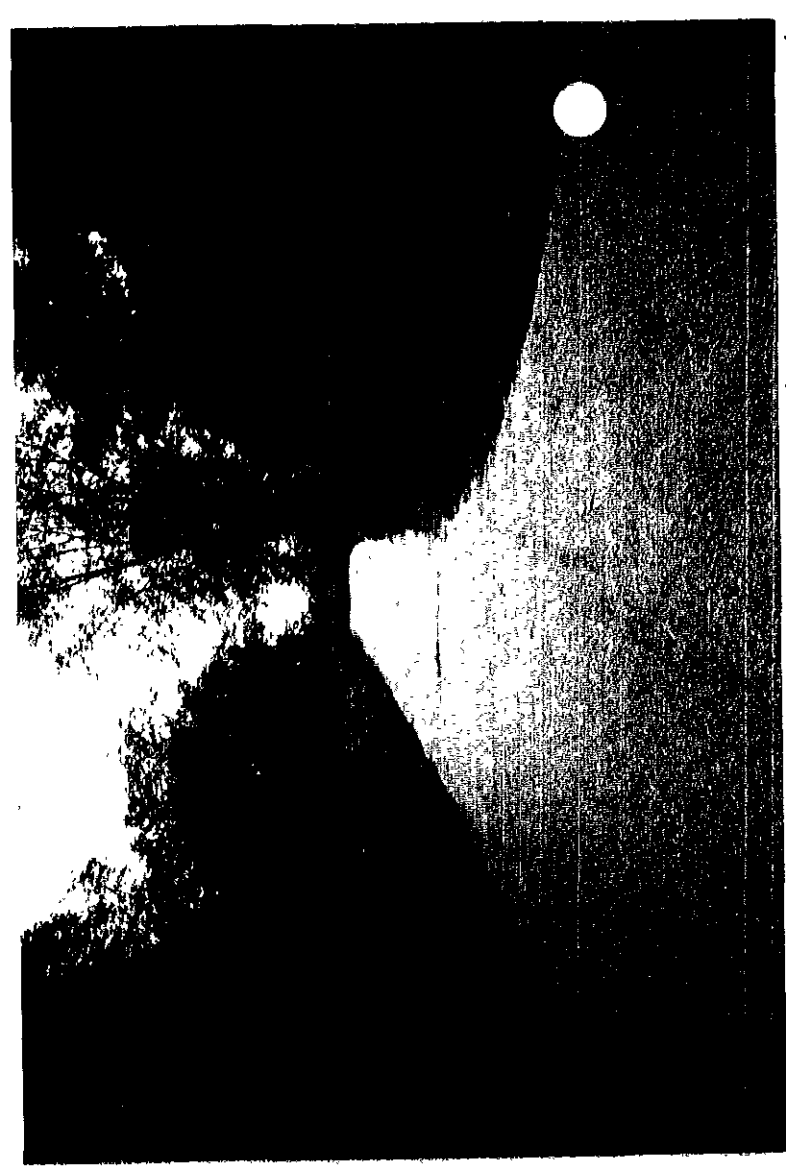
L. Looking toward Windsor Mill Road.
from fenced kernel area



J. From Permanent Kernel Area
looking at temporary/movable
kernel area



J. Front Gate & fenced
driveway - Windsor Mill
Road on right



K. Looking S down driveway from house
to Windsor Mill Road.



L. Windsor Mill Road fence
from house.



M. Former chicken coop shed from
rear of house -



11, Pathway to Kennel Area - Rear
of House & yard



12, Permanent Kennels.

D.R. 5.5

P.392

* ANN FRIEDMAN
BARBARA WOLF

0213202950

9830/616

15.42 AC.

D.R. 5.5

* ALSO OWN P.414

R.C. 5

WINDSOR

POND

5

MAYFIELD

AVENUE

P.414*
0213202951

S 82° 23' N
1245.5'

S 50° 41' E
1037.93'

P.51**

D.R. 5.5

1325.81'

992.8'

0.932 AC

99-99-X

R.C. 3

R.C. 5

S 49° 10' E
828.4'

CUMBER
LAND
ASSOCIATION
P.32
0202200220
7639/90
8.168 AC.

#7716

N 40° 50' E
868.4'

ZONING MAP
1" = 200'
N.W. 5-H

AREA

UNDER

